



ELVETHAM, NR. HARTLEY WINTNEY, HAMPSHIRE.
• in grounds of around three quarters of an acre •



The Property

Old School House is a Victorian Grade II listed former School House, built in circa 1860 and designed by Samuel Teulon who was an English Gothic Revival Architect noted for his use of polychrome brickwork. The nearby Elvetham Hall was also designed by Samuel Teulon and the School House was originally built as the school for the farmworker's children on the Elvetham Estate, featuring a number of stone mullion windows with leaded octagons within a reticulated pattern.

In 1990 the building was converted into a residential property and a large extension to the rear was added and linked to a new double garage. Today, the exceptional architectural features of this old school house are retained and inside contemporary features abound within vast spaces.

The exquisite polychrome brickwork is of note in this fine Grade II listed property, which is approached via a semi-circular in and out driveway in a rural location on the outskirts of Hartley Wintney in Hampshire.

The property provides around 3,845 sq. ft. of spaces (including garage / store etc.) and the interior is exquisite throughout.

Ground Floor

The ground floor features an impressive reception hall, a substantial dining room and a truly stunning drawing room with vaulted ceiling, a study, a snug room, an office and a vast kitchen and utility room.

The superb kitchen is comprehensively fitted including a Falcon Range with built in Caple extractor fan with lighting above, integrated Bosch dishwasher, Bosch warming drawer and Bosch microwave and integrated Caple wine fridge and two Caple fridge freezers. There is a well fitted utility room.

First Floor

On the first floor there is a fine landing leading to a substantial main bedroom featuring a superb en-suite bathroom and shower room. There are four bedrooms in total, two with en-suites and there is a stunning family bathroom.

Grounds

The grounds extend to about three quarters of an acre and the gardens to the side and rear of this fine home are beautifully landscaped, with the added benefit of an attractive ornamental pond water feature. The design and detailed planting of this exceptional garden is complemented by a rural location. To the northerly elevation there is a double garage with room above, a store and boiler room

Location

The Old School House lies between the picturesque village of Hartley Wintney (1.6 miles) and the bustling town of Fleet (1.8 miles). Hartley Wintney offers boutique style shopping and a good choice of eateries whilst Fleet provides a good range of shopping facilities. Larger regional centres at Reading and Basingstoke are both within a reasonable drive.

A fast mainline rail service to London Waterloo can be found in Fleet or also nearby Winchfield (2.4 miles) The M3 can be joined at Junction 4a, within 4 miles.

The area provides good recreational facilities with Hart Leisure Centre within a mile and a half, golf courses at both Hartley Wintney and Fleet and an abundance of open countryside and woodland nearby for outdoor pursuits.

Telephone 01252 842100 for further details.















































Immediate Location

The countryside around Hartley Wintney in Hampshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby on the Basingstoke Canal and around King John's Castle in North Warnborough.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with local liveries and Wellington Riding (about 7 miles).

Both the Hartley Wintney Golf Club and North Hants Golf Club are a short drive away.



Wider Location

Located between the picturesque village of Hartley Wintney (1.6 miles) and the bustling town of Fleet (1.8 miles) the property is also well placed for the commuter with motorways - the M3 (junction 4A about 4 miles) and a fast mainline rail service to London Waterloo can be found in Fleet or also nearby Winchfield (2.4 miles).

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Windsor is about 23 miles and Ascot Race Course about 17 miles.



Hartley Wintney cricket green

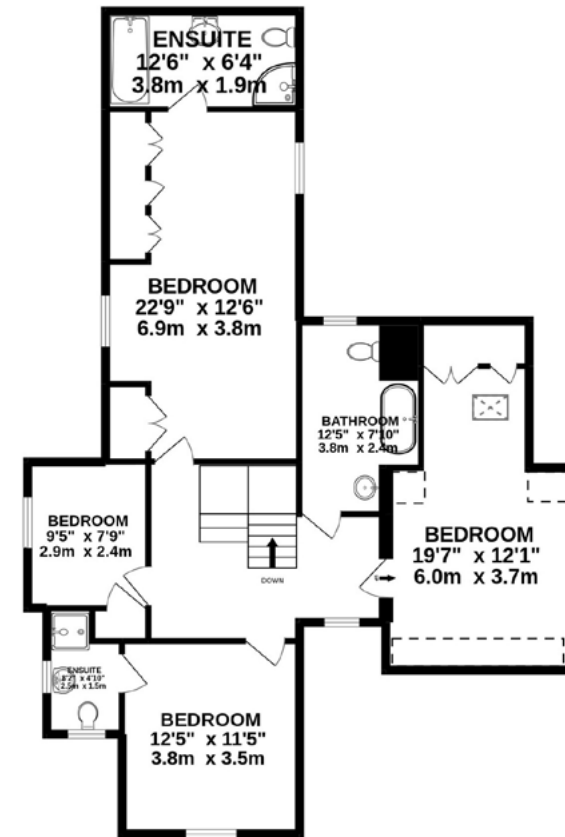
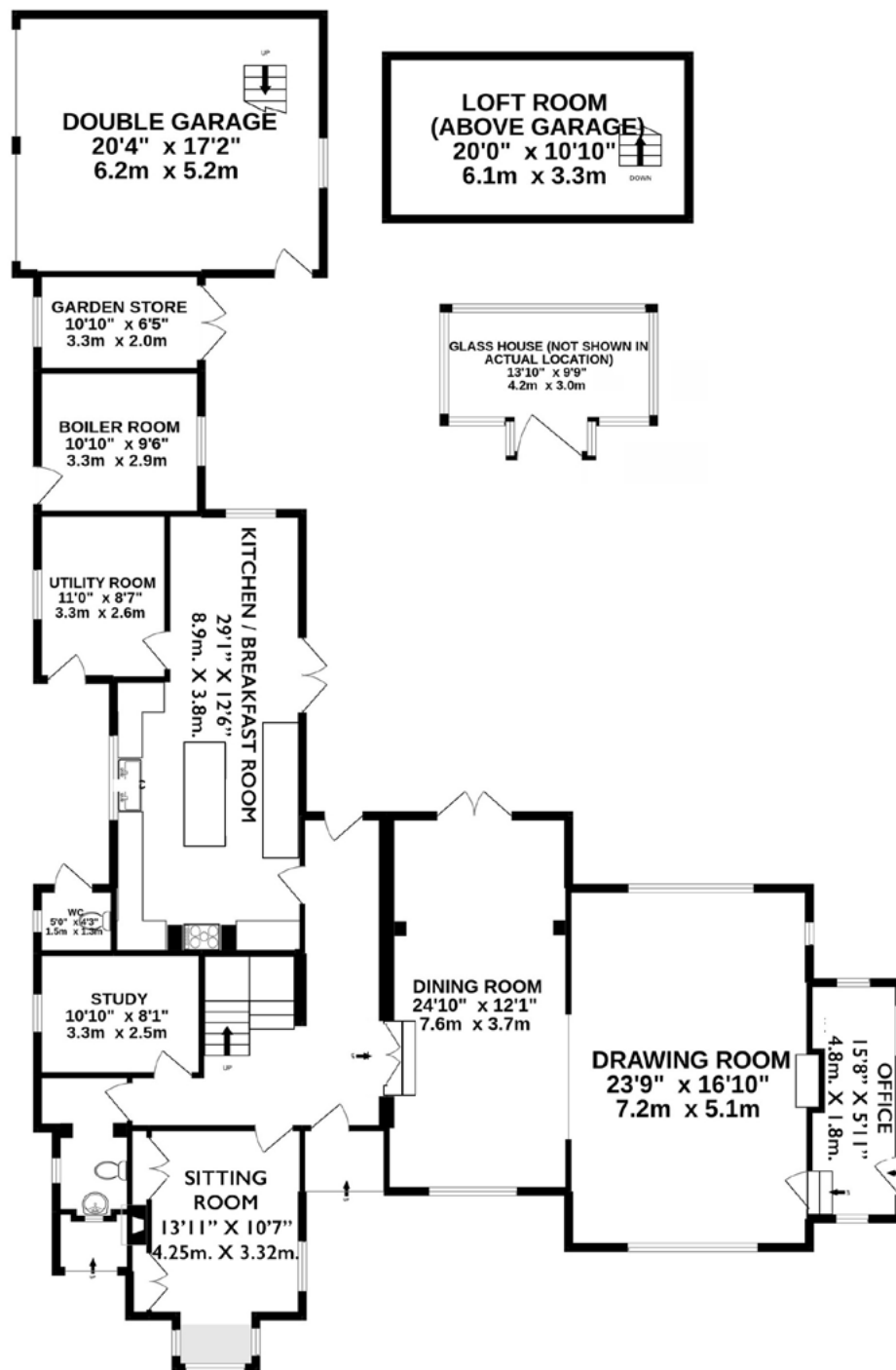


Ascot



High Street, Hartley Wintney





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 8BB. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains, electric, water. Private drainage
Gas fired central heating
Council tax band G

Local Authority
Hart District Council
Tel: 01252 622122



www.mccarthyholden.co.uk